150 HOUSES FOR SALE

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue EV 2-7276

DRIVE BY

1—1740 CEDAR HILL X RD
N.H.A., 3 bedrooms, full basement, 3-yr-old stucco, oil heat. Excellent terms $13,500

2—1624 MORTIMER
FOUR rooms plus utility, separate garage, oil heat, 4 yrs old $9950

3—1896 CHRISTMAS
FOUR rooms, full basement, 6 yrs old, 2 lots. Immediate possession $10,500

4—1620 GARNET
NEW, 4-rm plus utility, attached garage. Immediate possession $8950

5—1655 SHERIDAN
SIX rooms, full basement, oil heat, 1 yr old. A beautiful home $13,800

PLEASE DO NOT DISTURB OWNERS
For above 5 homes call Ken Sturgeon, EV 2-7276; Res., GR 7-1580.

DEAN HEIGHTS

This 2-bedroom home is 2 yrs old, has large LR, all-electric kitchen with dining space, plus 3-pc Pembroke bathroom. Utility. OOM HW perimeter heating. Sep garage. Good terms to responsible purchaser at $11,500
Duncan Bingham
EV 2-7276, res. EV 2-3758

CUTE & COSY $1500 DOWN

Lovely 3-room bungalow located on city border, redecorated, spotless condition. Landscaped, on sewer, insulated, garage. Ideal for retired or young couple. Pay balance as rent.
Total price $5850
Call Mr. Ludlow, EV 2-7276, anytime.

$500 CASH $7950—$80 MO

Comfortable family bmst bung with hot air furnace. LR, 2 BRs, large kitchen and utility room. New oil range. Fenced level garden lot. Immediate possession.
Call GR 7-2771
George Thorneloe

ESPANOL HACIENDA

Something different, something smart, something to be proud of is this seven-year bungalow with a Spanish touch. Entrance PATIO, through hall, lovely living room and dining room in-line. Ultra-modern electric kitchen with delightful built-in dinette and lighted work area. Two nice bedrooms and de luxe bath. Enclosed screened sun deck, breezeway and garage. Below are two more bedrooms and hot-water oil plant. SPECIAL ELECTRIC EQUIPMENT includes auxiliary heat in bathroom and kitchen! Corner lot in nice area. $18,900
ASKING
Terms arranged. Mr. Simpson, EV 2-7276; res. EV 5-5543.

UNIVERSITY ON LANSDOWNE $11,000

EXCLUSIVE
This most attractive ranch-type bungalow is situated on beautifully-developed, easily-maintained grounds with lovely shrubs and fruit trees. Only one step-up into an attractive living room 18' x 13', floor-to-ceiling FP with knotty pine on FP wall; 2 good-sized bedrooms 10'x12', with Mr. and Mrs. closets, 4-piece bathroom, large family kitchen with loads of cupboard space and dining area. Auto oil hot-water heating system. Attached garage. Excellent terms can be arranged. A wonderful buy at only $11,000
Phone Keith Rose, EV 2-7276, anytime.

OPPORTUNITY!! 2 YRS NEW 3907 Shelbourne

Offers considered on this lovely, spotless, modern O-O-M stucco bungalow. Ideal for retired couple or small family. Entrance hall to 14x16 LR with FP, 2 large bedrms, 4-pc Pembroke bathroom, utility with tubs and 10x14 front kitchen. Attached garage with storage space. Large, established grounds. To view interior, Mr. Thorneloe, GR 7-2771.

1 YR OLD RANCH TYPE BUNGALOW 1678 N. DAIRY RD.

6-room, all in immaculate condition, "L"-shaped living-dining room, modern kitchen, 3 bedrooms, utility, stucco, fully insulated. Close to schools and transportation. If you have $2,000 down the owner may be interested. Drive by and CALL MY AGENT, ML 6953. ..... $14,700
Full price
Contact Harold Ware, EV 2-7276, res. EV 2-1461.

OAK BAY NEW—NHA

$6,700 down payment buys this 6-room split-level bungalow, will be completed in 6 weeks time. Large living room and dining room, bright modern kitchen, 3 bedrooms, 4-pce vanity Pembroke bathroom, full basement, oil heat. Garage. Fully insulated.
FULL PRICE $19,500
Contact Harold Ware, EV 2-7276, res. EV 2-1461

BARGAIN

SALE AND REMOVAL

GLEAMING white bungalow in excellent condition, 4 rooms and bath.
3680 THIRD
Shelbourne and Cedar Hill Crossroad
WHAT OFFERS? Ken Sturgeon, EV 2-7276; res. GR 7-1580.

FAIRFIELD 1637 WARREN GARDENS SEA VIEWS

Beautiful, new, modern, 1,236 sq. ft. Fairfield house with Oil-O-Matic hot-air forced heating. Spacious LR-DR cabinet kitchen with mahogany cupboard and eating space. Three large bedrms. Full high basement with fireplace for rumpus room.
Please call George Thorneloe, GR 7-2771 for appointment to view.

DICKIE & CO.
REALTY & INSURANCE
833 Fort St. EV 2-4312. EV 5-4334

FAIRFIELD - CLOSE IN

Attractive 3-room suite, frig and rangette (GROUND FLOOR). Another attractive 3-room suite, modern cabinets, PLUS another 2 LHK units, 2 bathrooms, separate garage. All this in an attractive Fairfield property. Let the tenants pay your rent. Only $2500 cash needed.
Full price $12,500
Call Mr. Baird,
EV 5-4344, Eves. 4-0483.

BRIGHT HOME

3 BRIGHT bedrooms, large bright living room with fireplace, large bright kitchen. All in spotless condition, basement, wood furnace, fenced lot, 7 or 8 fruit trees. Duroid roof. Payments $68. All you need is $1300 cash (or trade in an agreement of sale or mortgage if you are receiving payments). Gorge, 2½-mile circle $5950
Call Mr. Dickie,
EV 2-4312, Eves. EV 3-3640.

STORE PLUS HOME PLUS REVENUE

A couple could have a nice community grocery and confectionery store, plus a 3-room suite to rent, plus a 3-room home for the owner. Situated close in. Price includes fixtures, business and real estate. Cash to handle $2,500 and the price only $13,500, plus stock at invoice. Call Mrs. Weir, EV 2-4312, Eves. EV 2-5501.

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

HIGH, WIDE and HANDSOME

High location, attractive 5-room plus bungalow, under five years old. Built under NHA. All hardwood floors, 12x20 living room with fireplace. Handsome kitchen, wired and nook. Four-piece bathroom with built-in vanity. Three bedrooms. Full cement basement, pkg. oil heat, garage. Large grounds, fruit trees and berries. $5,000 down handles. FULL PRICE $13,650
W. WOODLEY, EV 4-8124, res. EV 4-3916.

YOUR PICTURE WINDOWS WILL

outline one of the world's fine views. In beautiful Gordon Head and built slowly and carefully to most exacting specifications. There are 6 rooms occupying 1,600 sq. ft. on main floor, plus 4th bedrm, games room with FP and 3-pc vanity bathroom on ground level. Sundeck. ¼-acre lot and drive-in garage. About $8,000 will handle. REAL QUALITY FOR $20,000
Days EV 4-8124; eves. Mr. Love, EV 4-6056 or Mr. Simpson, EV 5-7369

OAK BAY Duplex or Triplex

6 lovely rooms with 2 baths, can be made into 2 spacious 3-room suites by closing a connecting doorway, or 6-room, 2-bathroom, 1,300-square-foot suite plus another self-contained suite with separate bathroom and entrance rented for $65 per month. Outstanding sea view from all suites. This is an excellent buy at $20,000
and $5,000 cash will handle.
Call Jack Brown EV 4-4976 or Jack Middleton GR 9-4327 eves; EV 4-8124 office.

LAKE HILL OIL HEAT $1500 DOWN

This very attractive stucco bungalow comprises 4 spacious rooms and sun porch, full cement basement with 2-year-old automatic oil furnace, driveyin garage on nice lot with fruit trees, near to bus, shopping centre and on high location. $75 per month.
Full price $9950
Call Jack Middleton GR 9-4327 or Jack Brown EV 4-4976; EV 4-8124 office.

DUPLEX SIDE-BY-SIDE $3000 DOWN

GOOD INVESTMENT. 2 BEDRMS EACH SIDE. Complete with elec ranges and oil heaters. Lock-up garages. Rents $70 each. Owner pays taxes $160 and water only. Excellent condition. Stucco exterior. Located one block from Colquitz P.O. Quick possession 1 side (or tenant waiting).
Call D. E. Wilkinson EV 4-8124, res. GR 5-2610 evenings.

OAK BAY 5 PLUS SUNROOM

Not new, but modernized, comfortable and in a location convenient to schools, shops and bus; large LR with bookshelves and FP, 2 bedrms, through hall to bright kitchen with ample dining space; new Pembroke bathroom. DR or 3rd bedrm; full bsmt, new wiring and plumbing. Separate garage. Nice garden and low taxes.
AN OPPORTUNITY $11,600
Mr. Love, EV 4-8124, res. EV 4-6056.

BARGAIN 10 MILE PT. $18,500

Just on the market and definitely a bargain! Modern stucco bungalow having living room 18'x20' with FP, separate dining room 12'x15', spacious electric kitchen with dining area overlooking the patio and garden. 2 bedrooms and Pembroke bath; also recreation room, 16'x21', on main floor which could easily be made into third bedroom and den if desired; large basement with 2-pc bath and double garage; excellent HW oil heating system. Many extras included. Here is 1,700 sq. ft. of quality construction in a delightful setting. Small, professionally-landscaped garden. 2 minutes walk to secluded beach. If you want country living, close to the city, don't miss this!
Phone Mrs. Shirley, EV 4-8124 or EV 4-8485 eves.

OUTSTANDING 6 ROOMS PLUS

This exceptionally well built 6-roomed 3-YEAR-OLD BUNGALOW with seclusion 5 mins transportation and stores. Entrance hall, large LR, OPEN FIREPLACE. Cosy dining room, 3 bedrooms. Oak flooring throughout. 4-pce vanity bathroom, smart cabinet kitchen, package oil heat. Full high cement basement. This is an exceptional buy, below market price. $6,000 cash.
Price $16,500
Appointment to view, phone Mr. Hepburn, EV 4-8124, res. EV 3-7039

HEISTERMAN

2666 DORSET RD.

Immaculate 3-bedroom, 2-bathroom ranch-type home in the Uplands. Rumpus room with fireplace and bar; games room. See this attractive home $23,500
Mr. Blannin, EV 3-4161
Eves EV 5-1195
Mr. Harrington, EV 3-4161
Eves EV 3-5846

2780 SEAVIEW RD.

Three-bedroom contemporary home. See our advertisement on the financial page of Friday's Times and Saturday's Colonist, or telephone Mr. G. Harris, GR 7-1198, Mr. J. Scott, EV 4-0429. Price $22,600

CADBORO BAY—VIEW 3 BEDROOMS

Ideal for family with small children. Four-year-old bungalow in new condition. Full basement, oil package heat. NHA mortgage $14,500
Exclusive Listing
Mr. Scott, EV 3-4161;
Eves EV 4-6423

GORDON HEAD EXCLUSIVE

Must sell, owner transferred. Three-year-old, 3-bedroom ranch style, full basement with fireplace in rumpus, Oil-O-Matic, large fenced lot beside lovely trees. Large NHA 5½% mortgage—offers and down payment will be considered $15,250
W. H. Hamilton, EV 3-4161,
Eves GR 7-1555
Graham Harris, EV 3-4161
Eves GR 7-1198

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

3-BEDROOM HOUSE, 10050 THIRD St., Sidney. $4,500. GR 5-1774.

BOORMAN'S

HIGH QUADRA $2500 DOWN

A nice little home, only 2 yrs old, situated on a paved street with sidewalks in the popular High Quadra area. Ideal for retired people or small family. Good size LR 13x18, dinette, 2 BRs, 4-pce BR, utility rm, Oil-O-Matic heating. Price includes electric range, drapes, living rm carpet. Price $8700
R. P. Harris, Res. GR 7-2998

Before You Sign TAKE A LOOK AT 2850 WYNDEATT

PLEASE DO NOT DISTURB THE OWNERS BUT PHONE TO VIEW. This immaculate stucco bungalow features—HOT-WATER HEATING and many other features. Living room with fireplace, dining room kitchen with breakfast nook, laundry room, two bedrooms, all on one floor. Full cement basement with RUMPUS ROOM with an open fireplace. Priced to sell. Full price $11,900
(terms)
W. I. Boorman, res. EV 4-0434

$1900 DOWN 5 BED-RMS OIL H.W. HEAT

Attractive semi-bungalow situated in the popular Doncaster area. Five spacious rms on main with concealed stairs to 3 bedrms up. On bus route, close to schools and shops. Attached garage. Oil range included. Well-landscaped grounds in a lovely treed setting.
A steal at $11,900
For further information phone:
A. Muteh, res. EV 3-7137, or
G. Haney, res. EV 2-2386

OAK BAY 5 ROOMS

A quality home north of the Avenue, on a quiet residential street near transportation. Bright, spacious LR, dining rooom, 2 excellent bedrooms, cab elec kitchen. Full high basement with pkg oil heating, garage. Attractive and easily-maintained grounds with trees and shrubs. Can be sold C.T. or financed.
Full price $16,500
T. Smith, res EV 4-7325

OAK BAY NORTH (EXCLUSIVE) 6 ROOMS PLUS OIL HOT WATER HEAT

LAWN SPRINKLER SYSTEM. LOCAL IMPROVEMENT TAX FOR ROAD ENDS WITH PAYMENT OF 1959 TAXES. Here is a modern home in a modern district with low taxes and a 4½% loan. LR 21x18 L-shaped to family DR, excellent kitchen with laundry section, three good bedrooms, 4-pc bath. Basement has heated bedroom and area for rumpus. Large landscaped lot.
Price $18,750
J. S. Boorman, res. EV 2-5036

OAK BAY Choice Location 3 BEDROOMS

Lovely 6-rm, 5-year-old, clear title bungalow with all modern features, 1,600 square feet floor area. Nicely finished rumpus room with fireplace, extra bedroom and full plumbing in basement. Auto oil hot-water heat. Large lot. Full price $19,500
(terms)
C. Kelley, EV 3-7124, res. EV 3-4864
F. Long, EV 3-7124, res. EV 2-2516.

BORDERING UPLANDS • GOLF COURSE

This beautifully-finished new bungalow features: Through hall with planter; large LR extending to guest-size DR; modern elec kitchen with nook and laundry section; three bedrms; 4-pce bathroom with vanity. Open stairway to full high basement with area for future rumpus with fireplace. Attached garage. Park-like lot with front lawns in.
Price, with terms $21,500
S. C. Cornish, res EV 3-5878.

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

FAIRFIELD REALTY
335 COOK STREET

BARGAIN 3 BEDROOMS 5-MILE CIRCLE 2¼ ACRES

Are you tired of being cramped for space? Do you want a nice large, large lot; rocks, fir trees, arbutus in a high location? Stop looking. I have it, three bedrooms, 4-pce Pembroke bath, living room panelled in driftwood ranch panel with raised hearth fireplace, space saving cabinet electric kitchen finished in knotty pine with wrought iron hardware. Two partly finished rooms in basement, one with a fireplace. This house is only 4 years old and has a 5¼% mortgage. Hurry, hurry, hurry for this won't last. Full price $13,650
(on terms)
Phone Sid Bentley, EV 5-9765, eves. EV 2-6600

LINDEN AVE.

Large, spacious family home, close to Dallas Road. 3 bedrooms, large living room, dining room, den with fireplace, kitchen with pantry. Full basement with Oil-O-Matic heat. Very large rumpus room, attached garage. Average-sized lot with fruit trees. It's a must sell. Was $12,500. Now $10,950
We do need offers.
Call Len LeDoux, EV 5-9765, EV 2-9532.

$10,700 $1500 DOWN $85 PER MONTH

Will buy you this lovely, stucco, five-room modern home. Has full basement, drive-in garage. Full large lot 80x134. Good fruit trees. Taxes only $141. Owner says sell.
Call Len LeDoux, EV 5-9765 anytime

$1000–$75

THAT'S RIGHT! Only seventy-five dollars monthly can get this well-kept SEVEN-ROOMED house featuring 4 BEDROOMS, CABINET KITCHEN WIRED FOR RANGE, FULL CEMENT BASEMENT, and FURNACE. For further information please call W. Wood at EV 5-6741 anytime.

NORTHWESTERN SECURITIES OF VICTORIA LTD.

LOVELY RANCH-STYLE BUNGALOW, University area. 1,550 sq. ft. EV 5-3893.

Brown Bros. AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

GORGE - TOURIST 9 Rooms, 3 Bathrooms

A lovely home with wonderful revenue. Summer revenue $600 and up per month. Furniture in rental units remains and is of high quality. Whole house is in spotless condition. Ideally situated. Oil heat. A wonderful opportunity and some terms at only $13,950
Mr. Hill, EV 5-8771; Res., EV 3-7585

572 JOHN STREET 6 Rooms, 1 Floor

This house has just been rewired and is in fair condition throughout. Lot 60x120. Immediate possession. Down payment and terms to be arranged. Open to cash offers.
Price asked $5500
Exclusive Listing
Mr. Hill, EV 5-8771, res. EV 3-7585

PRACTICALLY NEW 6 DELIGHTFUL ROOMS

This spacious bungalow was built to order by one of Victoria's leading builders. Handsome large LR and medium size DR, 3 bedrooms, 1 exceptionally large. Four-piece bath with built-in vanity. Full cement. bsmt with G-E oil furnace. Mtge: $10,500. Int 5¼%. Payments $83.70 PIT. This fine home is situated on high ground in well-developed new subdivision, within 4-mile circle. Full price $16,950
Mr. Hill, EV 5-8771;
Res., EV 3-7585

PRICED BELOW Today's Market Value

Here are 2 houses for under $10,000:

1—A 3-bedroom home, HIGH QUADRA-Cook St. area. Has good living room with fireplace, bright kitchen, full bsmt and dr-in garage. With good terms only $9100

2—A 2-year-old, 2-bedroom stucco bung. Good living rm with fireplace, all oak floors, large cab kit with eating space. Full bsmt with dr-in garage. Some terms at the BARGAIN PRICE of $9750
Call CEC PEARCE, EV 5-8771;
Res., EV 5-4621

SPRING SPECIAL

High and quiet, near Cedar Hill golf course. Lovely large living room with FP, full wall bookcase. Good dining room, cab elec kit with nook, 2 large bedrooms, entrance hall, 4-pc bathroom. Full cement bsmt with panelled rumpus room with fireplace. OOH hot water heat. Lovely lot. Sep garage. BARGAIN PRICE with terms $12,650
Cec Pearce, EV 5-8771;
Res., EV 5-4621

CLOSE IN - CITY

4½-room stucco bungalow consisting of living room with oak floors, 2 bedrooms, cab kitchen with nook. Full cement bsmt, hot air heat. Sep garage. Close to bus, schools and stores. Full price $8700
Please ask for Mr. Lawson, eves., EV 2-4867; Days, EV 5-8771

CUTE AND COSY

IDEAL FOR OLDER COUPLE
Anyone who is looking for a very neat and comfortable little home with part bsmt, hot air heat, 3 good-sized rooms and full bathroom nicely landscaped lot, sep garage and workshop, small chicken house, quiet street, paved with sidewalks. Handy to town. Full price with generous terms $5950
Please ask for Mr. Lawson, Eves., EV 2-4867; Days, EV 5-8771

3905 CAREY ROAD 8 ROOMS

This large home is ideal for a revenue maker, large family, or for a DENTIST or DOCTOR. Can be handled with $2,500 DOWN and is a good buy at $12,900
Call John D. Tisdalle, GR 9-4349, or Mr. Hill, EV 5-7585; Office, EV 5-8771

HICKS REALTY LTD.
1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

SEE OUR SIGN

At 172 Burnside West near Tillicum. This is the best buy in the book. 2-bedrm bungalow kept in perfect shape by owner, a professional carpenter. Comfortable LR with FP, lge kit, FC bsmt, Dr-in garage. Nice garden with greenhouse. Correctly priced for quick sale.
F. G. Jackson, EV 2-5104 at once for details

ROYAL OAK

584 Lovely low ranch-type bungalow, high location, lge LR with FP, attractive kit, 2 bedrms, vanity bathrm, storage rm, attached garage, greenhouse, only 2 yrs old. Beautiful garden in lawn, shrubs and flowers, gardener's paradise. $11,300
Full price
Mr. Reeves, EV 2-5104 anytime.

ACREAGE

Real value here, pleasant, 12 yrs old. Consists of 2 bedrms, LR with FP, part basement with dr-in garage, all on 1¼ acres of good land, close to bus, 15 mins from town, semi-seclusion; lge barn in good shape, greenhouse, fruit trees. Would like $3,000 down on $9000
full price of
Bill Felton, EV 2-5104 anytime

$850 DOWN

6 rooms plus utility, older home redecorated inside. Modern cab kit, 3 lge rooms up. Could be duplexed with little expense. A buy at $6700
Wilf Davies, EV 2-5104 anytime.

SOOKE—12 ACRES WATERFRONT

8-yr-old Tudor style consisting of 8 rms, 4 bedrms, lge LR 20x16 with FP and dining area, 12x9 cab kitchen and utility rm. Timber on this property has been valued at $2,000. ..... $9500
Full price
Wilf Davies, EV 2-5104 anytime

GOOD FAMILY HOME

Only 1½ years old, this 3-bedrm home is on a high level lot, near schools and among other new homes. LR with FP, dining area, elec kit and 4-pce bath. There is a large roughed-in rumpus room with FP in bsmt. O-O-M, hardwood floors. Good terms may be had.
Full price only $12,500
Mrs. E. M. Lachian, EV 2-5104

CADBORO BAY RANCH-TYPE BUNGALOW

Architect designed especially for this wooded setting and sheltered from prevailing winds, on a southerly slope overlooking Haro Strait, this two-year-old, three-bedroom ranch-type bungalow (no basement), with sea views and seclusion will appeal immediately to a successful professional man or retired executive. The light mahogany-panelled living room with attractive brick fireplace, built-in book shelves, the 10 x 12 dinette, the cabine' electric kitchen wired and plumbed for washer and dryer, the five-piece (twin wash basins) Pembroke bathroom with colored de luxe fixtures are just a few of the many features which combine to make this a home of quiet refinement and appeal. Dutch doors, hardwood floors throughout, tasteful wall-to-wall carpets in the halls, many closets. Fairbanks-Morse oil heating, all set in a wooded lot of nearly half an acre, with easy access to the sea.

CAN BE HANDLED WITH $2990 DOWN AND $99 PER MONTH (PLUS TAXES) INCLUDING INTEREST AT 5¼%

CALL ERIC A. MACFADYEN, NORTHWESTERN SECURITIES OF VICTORIA LTD., EV 5-6741, 24-HR. SERVICE. EXCLUSIVE LISTING.

BY OWNER — STUCCO BUNGALOW, 5 rooms, full cement basement with laundry tubs, automatic oil heat, hardwood floors throughout. Cabinet kitchen wired for electric range. Landscaped garden. Dean Heights. Price $14,500. EV 2-2488. No agents.

WHITTOME'S
Established 1898

JUBILEE

HOSPITAL EMPLOYEES NOTE
The perfect home. 2 bedrooms, large living room, modern cabinet kitchen, dining area, through-hall plan. Full high basement with auto oil hot-water heat; plus a real set-up for the mother-in-law, basement suite, bedroom, large living room, compact kitchen. Really worth seeing. Priced at only $13,950
Generous terms. Further particulars phone L. A. Squires, EV 2-4255 anytime; res. EV 2-2269.

3 BEDROOMS

Large living room with Roman tile fireplace, bright dining room, smart mahogany cabinet kitchen, utility on main. Full basement, Oil-O-Matic, drive-in garage. Near transportation and schools. Terms $13,750
Please call Mrs. Ruth Squires, EV 2-4255 anytime; res EV 2-2269.

BLIND ROAD $2100 DOWN NHA

Will be completed shortly with 3 bedrooms, "L" shaped living and dining room; full basement and drive-in garage. Vivienne Appleyard EV 2-4255 anytime.

OAK BAY 3 BEDROOMS

Owner leaving Victoria and wants quick sale. Situated south of the avenue. 1 YEAR OLD and features over 1,200 sq. ft. of floor area; thru hall, lge living room, above average size bedrooms, smart kitchen. Full basement with auto oil heating. Let me show you this one now.
Full Price $14,950
Phone Mr. Bryan EV 2-4855 anytime, Res. EV 4-4771.

WHY WAIT FOR A PENSION?

Your future security is assured when you decide on this ultra modern 3-bed home with LEGAL BASEMENT SUITE. Many extra features. Situated on a blind road. Asking $15,900 with down payment around $3,500. Vivienne Appleyard EV 2-4255 anytime.
J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 2-4255 anytime.
Member Multiple Listing Bureau.

Nuthin' Down AND Nuthin' a Month

Means that you get just exactly that nuthin'. Don't be fooled by gimmicks. A home is your finest investment, so take time out to drive by 1271 Union Rd. If you like what you see just phone L. A. Squires, EV 2-4255; Res., EV 2-2269. Exclusive listing and priced right. Terms available.
Member Multiple Listing Bureau

KING REALTY
Weiler Bldg.
609 Broughton St EV 2-2131

$2500 DOWN 1460' RANCHER

3 EXTRA LARGE BEDROOMS WITH LARGE CLOSETS
Big kitchen, dining room, 15x21 living room. On sewer, close to bus and schools.
N.H.A. $12,000 mortgage at $76 a month. Really nice. My pleasure to show this home to you.
ONLY $14,700
Lee Hallberg, eves. EV 3-8510

EXCLUSIVE ROWLAND HEIGHTS

One of the finest homes in this popular district. Large LR with open fireplace, 3 bedrooms, 4-pc vanity bathroom, elec cabinet kitchen, dining area and fireplace, floor windows and door opening into patio, full utility room, attached garage, landscaped lawns. This home is beautifully finished. Sliding doors to all closets, copper screens and screen doors to patio, many more "extras." Attractive mortgage, $75 per mo. PIT. Cash required to handle approx $7,600.
Full price $14,250
Please call C. A. Ross, GR 8-1817

SEA VIEW

This exceptionally well planned home has attractive LR with FP and ceiling, dining rm, beautiful kitchen with dining area, THREE bedrooms. Full high basement with roughed-in rumpus room. In CHOICE LOCATION with a VIEW FROM EVERY WINDOW. OUTSTANDING CONSTRUCTION AND OFFERED FOR SALE FOR THE FIRST TIME $19,500
at
Bel Shragge, eves. EV 2-8802

GLEN LAKE

Modern, stucco bungalow, oil heat, entrance hall, large LR with FP, oak floors, 2 bedrooms, well-planned elec cabinet kitchen, utility room, attached garage, lovely grounds, fine garden and greenhouse. Low taxes. Ideal for retired couple. Priced for cash buyer well below replacement value $9500
For appointment to view call C. A. Ross, GR 8-1817; Bel Shragge, EV 2-8802.

BUILD N.H.A. 1500 SQ. FT.

3 Bedrooms, rumpus room with fireplace, sweeping view from lian lot 101x150 overlooking golf course. Believe it or not, total price including lot. HIGH MORTGAGE AVAILABLE.
ONLY $15,850
Lee Hallberg, eves. EV 3-8510.

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE
1118 Quadra EV 5-8794

DUPLEX SEAVIEW

Modern, attractive, with oil hot water heat, six rooms on first floor and three rooms and bath in lower suite. Both suites are well planned and in spotless condition. The large picture windows give you a wonderful view of the sea and mountains.
Price only $18,500
Call Mr. Clarke, EV 5-8794, EV 2-6817

OAK BAY BORDER QUICK POSSESSION

Lots of extras go with this wonderful older home of large living room, dining room, 2 bedrooms, and large kitchen with extra nook. Secluded back yard, separate garage and full basement, all in immaculate condition and priced to sell quickly at only $8,950. C.T.M. offers. Investigate this, it is really good. Call TED KAY, EV 5-6741 or EV 5-8852, Northwestern Securities of Victoria Ltd.

DUPLEX $13,200 — $13,200

REASONABLE DOWN PAYMENT
Enjoying a well-established location, close to sea, is this older large duplex in first-class condition. Fully modern throughout and well decorated, this is outstanding opportunity to buy as attractive investment. There are two 5-room spacious suites with dinettes. No more rent to pay when you buy this. Reasonable down payment. Contact I. V. Ed Saunders, EV 4-9438 Sunday and evenings. Northwestern Securities of Victoria Ltd., 631 Yates St., Victoria.

$1,000 DOWN FOR THIS 9-YR.-OLD, no-basement bungalow; floors and walls newly varnished and redecorated; separate garage; sewer. A good modern, little home for the newlyweds or older couple. Price $7,500. Call Guy Meuffels, EV 2-4255 anytime. J. H. Whittome & Co. Ltd.

RITHET Consolidated Ltd.
EST 1863 706 FORT ST.

$10,500 DUPLEX JUBILEE

DOWN: Lge entrance hall, spacious LR, den with FP (or bedroom) twin-sized bedroom, kitchen and pantry. 3-pce. bath.
UP: 2 large rooms and kitchen with D.A. 3-pce. bath. Both have oil ranges and oil heating. Separate meters and entrance. Near school. Taxes only $125. Good terms.
QUEENIE HADDOW
EV 2-4251 EV 4-3923

A GOOD HOME FOR '59

A good size bungalow, 4 rms and bath. Nice high location, cement basement. Hot air heating. Separate garage. $5950
$2,000 down. Full price
H. HOOPER
EV 2-4251 EV 4-4156

OAK BAY TUDOR

Attractive family home on choice corner lot. Large LR, guest DR, elec kitchen, 2 bedrms down; 1 bedrm and large billiard room up, including billiard table. FC basement, oil heat. Easily maintained small garden, pool and shrubs. Taxes $160. ..... $18,000
Asking
HURRY! These are hard to find.
MILDRED LAVENDER
EV 2-4251 EV 5-6327

$9500

Comfy smaller home, 9 yrs old. LR has FP, hardwood floors, 2 good size bedrooms. Attractive electric kitchen with DA. Neat cement basement with dr-in garage. Auto oil furnace, lawn, rock garden, patio. On quiet no through street. $2,500 will handle.
MRS. ANDERSON
EV 2-4251 EV 4-3923

SUNDAY DRIVING?

Then do look at Perfection for Newlyweds.
261 SIMS, wonderful terms $10,500
Perfection, for Retireds.
1797 ASH ROAD. Wonderful location $14,950
Perfection in the Country.
GREEN GABLES, DOWNEY RD., DEEP COVE.
5 beautiful acres and a darling house $13,800
MILDRED LAVENDER
EV 2-4251 EV 5-6327

NEWSTEAD
REALTY LTD
766 Fort Street EV 2-8177

WATER VIEW 4 BEDROOMS

Lovely setting on treed double lot with patio, barbecue, fish pond. Colonial home with character, spacious living room 15x22, dining room 12x13 6, large kitchen, thru hall, one bedroom on main floor, plus powder room and sun room. Three bedrms and full bathroom up. $16,800
Full price
It is a pleasure to show. Please call Ted Kergin,
EV 2-8177, Eves. EV 4-1582

DUPLEXES

OAK BAY
Five room, 2-bedrm; full basement with garage. $19,850
Full price
CITY
2-yr-old stucco, side-by side, 4-rm; full basement, oil heat, carport. Full price (terms available) $18,500
ESQUIMALT
1-yr-old, 4-rm, side-by-side; full basement, oil heat, carporta. Quiet street. $20,500
Full price
Phone W. H. McMahon,
EV 2-8177, Eves. GR 7-1455

LUXURY HOME

Material in this home selected by lumberman of years experience for his own home. Floors, walls and ceiling insulated. LR-DR 32x18. Kit with built-in electric stove and high oven. 2 lge bedrms. Full bath, utility room and sun room. Cash to available mortgage. Rugs and drapes and elec range, value $1,300, included. FULL PRICE ONLY $16,850
Contact F. R. Salter, EV 2-8177 or EV 4-7239 to view.

BRENTWOOD

2½ ACRES FERTILE LAND
Are you interested in small fruit farming? This property is ideal. Comfortable, modernized family home. Close to school and stores. Taxes $84.72 a year. Worth SEEING. Full price with terms $14,500
Call Mrs. Seguin, EV 2-8177, EV 4-3536.

FAIRFIELD DUPLEX

Older type, sep meters and baths. Revenue $110 per month. Walking distance. Asking $7450
Mr. Higgins EV 2-8117, EV 2-9078

NHA BEST BUY $2500 CASH

For value, style and design there is nothing in Victoria to equal this modern stucco, 3-bedrm home, full bsmt, large LR-DR, breakfast nook uniquely arranged and with roughed-in rumpus. Ideal for small or large family. NHA terms $13,850
Call W. Bailey, EV 2-8177; eves. EV 3-3085.

FINANCIAL SURVEY LTD.
1324 GOVT. ST. EV 4-9305

JUBILEE AREA

5 BEDROOMS, 2 BATHROOMS
FULL BASEMENT, STOKER
$2,400 DOWN, $75 MO.
FULL PRICE $8950
N. A. FRASER, RES. EV 5-3751.

4-ROOM STUCCO

WITHIN YOUR MEANS IS THIS neat and cosy bungalow situated on fully fenced corner lot within 2-mile circle. Nice LR with fireplace and oak flooring, large cab kitchen with dining space, 2 good bedrooms and 3-pce bath, spacious attached garage with extra storage. A fine low-priced property, low taxes and low upkeep. Total price only $6950
With terms available. A. E. Seeber, res., EV 5-2875.

PATRICIA BAY

Comfortable 4-room cottage overlooking Patricia Bay. 2 lots. Electric light, good well, partially furnished. $900 down.
Full asking price $6000
M. E. Braithwaite, res., EV 2-7645

SCOPE TO GARDEN

Lot, 129x177, with landscaped front and oaks, provide a setting for this spacious 4½-roomed, stucco bungalow, full basement drive-in garage. High location.
See it at $12,900
Alex Page, EV 5-6741 or EV 3-1594
Northwestern Securities of Victoria Ltd., 631 Yates Street

FOR SALE, PRIVATELY—8-YEAR-old, well-built, 5-room, basementless house on secluded street in Lake Hill district; automatic hot-water heat. Reasonable offers invited. For details phone GR 9-2016. No agents.

RANDALL'S LIMITED

FAIRFIELD DE LUXE HOME

CLOSE IN, this seven-year-old bungalow is lovely. Large spacious rooms, living room 24x16, master bedroom 16x16. Basement area, bedroom, extra plumbing, party room 24 ft. long, kitchen, tiled sink, extra cupboards, 12x12 dining area, Roman tile fireplace, thru break hall, 4-pce bathroom, oil heat, garage. $2,400 spent in landscaping, flowers, shrubs. Facing south. Priced to sell now. Truly a lovely home. Terms $17,500
Mr. Randall, eves., EV 2-8447.

$500 DOWN VIEW ROYAL

3-bedroom older-type home on large lot with cabinet kitchen. Close to school. Immediate occupancy.
Full price $6750

$12,800 NEW VIEW ROYAL

This bungalow will be finished soon. Has three bedrooms, large living room with dining room area, full basement, oil package heat. Terms, $3,500 down.
On two above, please call
Mr. Lowndes, eves. GR 8-2151

SIDE-BY-SIDE DUPLEX

Fairfield — Stucco, five spacious rooms each side; hot-water heating from oil furnace; oak floors, fireplace; separate garage. One side now vacant. Will consider bungalow or mortgages on the deal.
Price $16,000

CITY HOME 3 BEDROOMS

Close in, walk down town; large living room, fireplace, family-size cabinet electric kitchen, three good-sized bedrooms; all oak floors; vanity bathroom; package oil heating; full basement, fireproof garage. Less than year old. Price $13,000
On two above, call
Mr. Davis, eves. EV 4-8614

COLQUITZ $7950

Superior stucco bungalow built 4 years. Living room, fireplace, two bedrooms, cabinet electric kitchen with dining area, oil heat. Attached garage. On fenced landscaped 158' lot.

MOUNT TOLMIE $8950

A really lovely stucco bungalow, built 2 years, 20-ft living room with fireplace, 2 nice bedrooms, oak floors throughout, 4-pc Pembroke bathroom, large cabinet electric kitchen and utility room, oil furnace, attached garage with blacktopped driveway, on 65-ft lot. Can be seen by appointment only.
Exclusive agent on two above,
Mr. Sudbury, eves. GR 9-1906

GEORGE RANDALL LIMITED
1309 Douglas Street EV 4-8109

F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

COMPLETE SECLUSION ON 50 ACRES WITH MAGNIFICENT VIEWS

Located six miles from city centre with exceptionally wide views of the countryside this family home comprises 4 bedrooms, three bathrooms, large living and dining rooms, family-size kitchen, full cement basement, oil heating, two garages and greenhouse. Paved highway to gate entrance. City water laid on. Opportunity knocks at the $27,000
price of
James R. L. Burridge
EV 3-7174 Eves